

13854760 B: 11286 P: 5093 Total Pages: 4
12/23/2021 09:22 AM By: zhook Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

RECORDING REQUESTED BY &
WHEN RECORDED, MAIL TO:

BRC ADG QOZB 1 JV, LLC
Attn: Roman Groesbeck
166 East 14000 South, Suite 210
Draper, Utah 84020

Tax Parcel Nos.: 15-24-229-004, 15-24-229-006, 15-24-229-007, 15-24-229-009, 15-24-229-010, 15-24-229-011, 15-24-230-003 and 15-24-230-004

CT-144562-CAB

(space above for Recorder's use)

SPECIAL WARRANTY DEED

GS Utopia, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants to BRC ADG QOZB 1 JV, LLC, a Utah limited liability company, whose address is 166 East 14000 South, Suite 210, Draper, Utah 84020, Grantee, against all those claiming by or through Grantor, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in South Salt Lake City, Salt Lake County, State of Utah;

Exhibit "A" attached hereto and incorporated by reference herein

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO taxes and assessments not yet due and payable, and those certain permitted exceptions described on Exhibit "B" attached hereto and incorporated by reference herein.

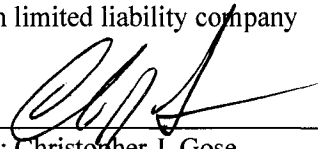
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 17 day of December 2021.

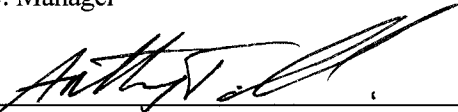
[Signature and Acknowledgement Follow]

**SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED**

GRANTOR:

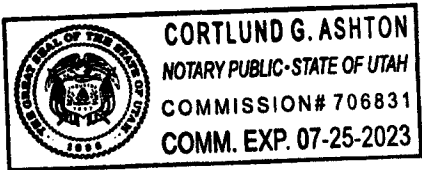
GS UTOPIA, LLC,
a Utah limited liability company

By: 
Name: Christopher J. Gose
Title: Manager

By: 
Name: Anthony T. Smith
Title: Manager

STATE OF UTAH)
COUNTY OF SALT LAKE) : ss.

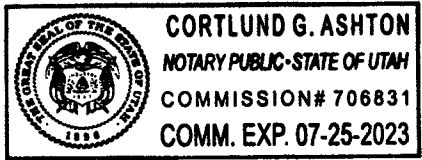
The foregoing instrument was acknowledged before me this 17 day of December 2021, by Christopher J. Gose, as Manager of GS Utopia, LLC, a Utah limited liability company and acknowledged to me that he executed the same on behalf of said entity.




NOTARY PUBLIC

STATE OF UTAH)
COUNTY OF SALT LAKE) : ss.

The foregoing instrument was acknowledged before me this 21 day of December 2021, by Anthony T. Smith, as Manager of GS Utopia, LLC, a Utah limited liability company and acknowledged to me that he executed the same on behalf of said entity.




NOTARY PUBLIC

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

Beginning at a point 240 feet West from the Northeast corner of Lot 11, Block 39, Ten Acre Plat "A", Big Field Survey; and running thence running West 90 feet; thence South 125 feet; thence East 90 feet; thence North 125 feet to the point of beginning.

PARCEL 2:

Commencing at the Northeast Corner of Lot 11, Block 39, Ten Acre Plat "A", Big Field Survey; and running thence South 60 feet; thence West 130 feet; thence North 60 feet; thence East 130 feet to the point of beginning.

PARCEL 3:

Beginning at a point 60 feet South of the Northeast Corner of Lot 11, Block 39, Ten Acre Plat "A", Big Field Survey; and running thence South 65 feet; thence West 130 feet; thence North 65 feet; thence East 130 feet to the point of beginning.

PARCEL 4:

Commencing 130 feet West from the Northeast Corner of Lot 11, Block 39, Ten Acre Plat "A", Big Field Survey; and running thence West 55 feet; thence South 125 feet; thence East 55 feet; thence North 125 feet to the place of commencement.

PARCEL 5:

Beginning at a point West 185 feet from the Northeast corner of Lot 11, Block 39, Ten Acre Plat "A", Big Field Survey; thence West 55 feet; thence South 65 feet; thence East 55 feet; thence North 65 feet to the point of beginning.

PARCEL 6:

Beginning at a point on the Easterly projection of a party wall; said point being West 185.00 feet and South 65.00 feet from the Northeast Corner of Lot 11, Block 39, Ten Acre Plat "A", Big Field Survey; and running thence West 55.00 feet to, through and beyond said wall; thence South 60.00 feet; thence East 55.00 feet; thence North 60.00 feet to the point of beginning.

PARCEL 7:

Commencing at a point 162.1 feet South and 230 feet West from the Northeast Corner of Lot 11, Block 39, Ten Acre Plat "A", Big Field Survey; and running thence West 100 feet; thence South 125 feet; thence East 100 feet; thence North 125 feet to the place of commencement.

PARCEL 8:

Commencing at a point 162.1 feet South and 130 feet West from the Northeast Corner of Lot 11, Block 39, Ten Acre Plat "A", Big Field Survey; and running thence West 100 feet; thence South 125 feet; thence East 100 feet; thence North 125 feet to the place of commencement.

Tax Id No.: 15-24-229-004, 15-24-229-006, 15-24-229-007, 15-24-229-009, 15-24-229-010, 15-24-229-011,
15-24-230-003 and 15-24-230-004

EXHIBIT "B"

(Permitted Exceptions)

1. Notice of Adoption of the Central Pointe Urban Renewal Project Area Plan, dated November 2, 2011 and recorded November 3, 2011 as Entry No. 11273252 in Book 9963 at Page 9195.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
4. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded January 17, 1984, as Entry No. 3893499, in Book 5523, at Page 2268. (affects Parcel 8)
5. Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead transmission lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the North boundary of Parcels 1, 2, 4 and 5 and the East boundary of Parcels 2 and 3 of the subject Land, as evidenced by a visual inspection.
6. Subject to the following matters disclosed on that certain survey prepared by CIR Civil Engineering + Surveying, having been certified under the date of August 9, 2021, as Job No. 21-172-01, by Gary Christensen, a Professional Land Surveyor holding License No. 5152617:
 - a. Various overhead utility lines lying outside of recorded easements
 - b. Existing buildings encroach over the common lot lines of Parcels 2 and 3, 5 and 6, and 7 and 8